

39-0-20
39-0-21 ✓
37-131

TRANSFER
TAX
PAID

WARRANTY DEED
Know All Men By These Presents

013471

That PERLEY E. DOYON of Winslow in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by KENNEDY MEMORIAL PARTNERSHIP, a Maine general partnership, whose mailing address is 174 Kennedy Memorial Drive, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said KENNEDY MEMORIAL PARTNERSHIP, its successors and assigns forever;

Realty

A certain lot or parcel of land, to wit, Lots Fourteen, Fifteen and Sixteen, 14-15-16, of land known as Nelson Heights in said Waterville, on a plan made by Ernest W. Branch, C.E. made August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920, more fully described as follows: Bounded on the north by Lot Thirteen (13), on the east by Ridgewood Avenue, on the south by Lot Seventeen (17) and on the west by land of A.F. Hutchinson. Said lots each contain three thousand square feet.

Also, another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Being Lots Seventeen (17) and Eighteen (18) on plan known as Nelson Heights made by Ernest W. Branch, C.E. August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920. Said lots being more fully described as follows: Bounded on the north by Lot Sixteen (16) on said plan, on the east by Ridgewood Avenue, on the south by Lot Nineteen (19) and on the west by land now or formerly of A.F. Hutchinson line being sixty (60) feet long and being parallel with the line on Ridgewood Avenue.

No huts or shanties to be erected by the grantee or his assigns but said grantor does not hold himself responsible for the enforcement of this restriction. DESCRIPTION CONTINUED ON EXHIBIT A.

Being the same premises conveyed to Perley E. Doyon by Deed of Distribution by Personal Representative from Perley E. Doyon, Personal Representative of the Estate of Ernest J. Doyon, of even date and recorded concurrent herewith.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said KENNEDY MEMORIAL PARTNERSHIP, its successors and assigns, to its and their and behoof forever. REALTY

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said PERLEY E. DOYON have hereunto set my hand and seal this 17 day of June, 1988.

Signed, Sealed and Delivered
in the presence of

Stephen F. Dubord

Perley E. Doyon

STATE OF MAINE
COUNTY OF KENNEBEC

Date: June 17, 1988

Personally appeared the above named PERLEY E. DOYON and acknowledged the above instrument to be his free act and deed.

Before me,

Stephen F. Dubord
Notary Public

Stephen F. Dubord
Attorney At Law
Notary Public

My Commission Expires September 4, 1994

SEAL

EXHIBIT A

Also conveyed herewith is the interest of the Grantor, if any, in that portion of Ridgewood Avenue, so-called, as shown on the plan of Nelson Heights, that abuts the lots herein conveyed. Excepting and reserving, however, that portion of Ridgewood Avenue previously conveyed by Perley E. Doyon, Personal Representative of the Estate of Ernest J. Doyon, to Kris Vanhemert by deed recorded in the Kennebec County Registry of Deeds in Book 3348, Page 95. The covenants of warranty herein do not apply to any title in and to Ridgewood Avenue, so-called.

RECEIVED KENNEBEC SS.

1988 JUN 28 AM 9:00

ATTEST: *Theresa Buck-Nelson*
REGISTER OF DEEDS